



Richard
The Province of Alberta

IN THE MATTER OF THE PUBLIC INQUIRIES ACT

AND IN THE MATTER OF O/C 290/73, AN INQUIRY
INTO THE NEW TOWN OF GRANDE CACHE

N. R. CRUMP, Esq., Chief Commissioner

T. H. PATCHING, Esq., Commissioner

DAVID GRAHAM, Esq., Commissioner

W. A. Stevenson, Esq., Commission Counsel

D. O. Sabey, Esq., Q.C., and

J. G. Martland, Esq., For McIntyre Porcupine
Mines Ltd.

DATE: June 22, 1973

HELD AT: Edmonton, Alberta.

VOLUME V

(Pages 624 - 673)

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Supreme Court Reporters

EDMONTON, ALBERTA

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PROCEEDINGS before the Board of
Commissioners at the Law Courts,
City of Edmonton, Province of
Alberta, commencing at 9:30 a.m.,
Friday, June 22nd, A.D. 1973.

MR. CRUMP:

Mr. Stevenson, would you open?

MR. STEVENSON:

Mr. Lee, would you come up here,

please?

JACK LEE, sworn, examined by Mr. Stevenson:

Q Mr. Lee, I understand that you were formerly employed by
McIntyre Porcupine Mines Limited at Grande Cache?

A That's correct.

Q And prior to commencing employment at Grande Cache, where had
you been working?

A With the National Coal Board, Kellingley Colliery, Yorkshire,
England.

Q Kellingley Colliery, Yorkshire, England?

A Yes.

Q Can you spell Kellingley for us?

A K-e-l-l-i-n-g-l-e-y.

Q What was the nature of your work there?

A I was Assistant Engineer, Underground Mechanical Engineer.

Q And how long had you been involved in mine work?

A About all told 26 years now.

Q And in the mine that you were working in, what type of mining
operation was that?

A Long wall and development for long wall mining.

1-HG-2

J. Lee - Stevenson Ex.

Q How did you happen to get in touch with anyone representing McIntyre Porcupine?

A I applied to a Mr. Ken Loomes.

Q Mr. Ken Loomes?

A Yes. I think it's L-o-o-m-e-s.

Q That's right. And how did you happen to know about Mr. Loomes? Did you see an advertisement?

A Yes, in the paper, the local press.

Q Did you have a meeting with any McIntyre representatives in England?

A Yes, Mr. Pat Armstrong and Gordon Cooke, who was then the manager at the McIntyre operation.

Q When did you come to Canada?

A 1969 September.

Q When you had your meeting with Mr. Armstrong and Mr. Loomes, what type of employment were you being sought out for? What type of work were they looking for and what were you willing to offer?

A Maintenance supervisor.

Q And did you actually enter into an agreement to come as a maintenance supervisor?

A Yes, I signed an agreement.

Q Was there some discussion with you as to the length of time that you might be employed?

A Well, for a minimum of 15 years.

Q And you actually signed the agreement with McIntyre Porcupine Mines Limited dated the 15th of August, 1969?

A That's correct.

J. Lee - Stevenson Ex.

Q As a shift mechanic?

A Yes.

Q And what would those duties entail?

A To supervise the maintenance of machinery, the deployment of the labour force mechanically.

Q Now, in the agreement that you signed, the company agreed to provide some assistance with respect to transport and moving expenses, items of that kind. Did they carry through with those obligations?

A Yes.

Q Now, I take it that when you came to Grande Cache, you would not be one of the people employed, of course, under the union agreement?

A That's correct.

Q You were in a different class?

A Yes.

Q And did you start to work at Grande Cache and in which mine?

A When I first went it was both mines, No. 5 and No. 2.

Q And what did you do? What position did you take then after you initially came?

A A mechanic and supervisor for No. 2.

Q And how long did you stay with McIntyre Porcupine Mines Limited?

A Till the end of January this year.

Q Now, during the time that you were with McIntyre Porcupine in Grande Cache, did you have an offer of other employment?

A Yes.

Q When was that?

1-HG-4

J. Lee - Stevenson Ex.

A Towards the back end of last year, April, 1972.

Q With whom?

A Kaiser Steel Corporation.

Q Doing what kind of work?

A Long wall superintendent maintenance.

Q Did you accept that position?

A No, I turned it down after being offered a superintendent's job with McIntyre.

Q That is you were then pending some promotion with McIntyre?

A Yes, that's correct.

Q Now, what happened in January of 1973?

A I was laid off.

Q And did you receive -- let me go back. Prior to being laid off, what work had you been doing?

A I was in the warehouse to reduce the store's inventory.

Q Had there been some difference between you and McIntyre personnel or the mine manager?

A The mine manager.

Q And was that in the fall of 1972?

A That's correct.

Q Without going into all of the details, what resulted from that?

A It resulted in me being unemployed.

Q No, in 1972?

A In '72?

Q You were, what position were you in then?

A I was shift supervisor and I was promoted to superintendent.

Q To, how would you describe yourself? A superintendent of what?

A No. 2, mechanical superintendent No. 2 mine.

J. Lee - Stevenson Ex.

Q Then what took place?

A After a difference of opinion, I was threatened with demotion, which eventually happened, and I was offered the position to go back in the mine, which I accepted.

Q To go back in the mine as shift superintendent?

A Yes, and then the general manager stepped in and said no. From there I was seconded to the warehouse. That position finally terminated itself with the lay-off.

Q All right, you were seconded to the warehouse. What did you do in the warehouse?

A To reduce the store's inventory.

Q And was this in the fall of 1972?

A Yes.

Q What do you mean by reduce the store's inventory?

A Well, sort out parts of machinery to sell back to the manufacturer.

Q And were you engaged in that from the fall of 1972 up until the end of January, 1973?

A That's correct.

Q And then at the end of January, 1973, you received a notice re No. 5 mine?

A That's correct.

Q Which says in part: "It is with the greatest regret that I must tell you that a decision has been reached to close No. 5 mine, which has proved uneconomic, and to release a considerable number of our staff and hourly wage employees commencing at once. This action is being taken only after a lengthy study and in the face of mounting losses which, since April, 1971,

1-HG-6

J. Lee - Stevenson Ex.

Q (Continued) have amounted to approximately 15 million dollars. Please accept this as 3.40 months notice of termination of your employment which will take effect immediately."

A That's correct.

Q And it goes on to say, to mention some arrangements being made for job placement and appears to have been signed by Mr. Richardson. That's correct?

A That's correct.

Q Prior to receiving this notice, had you been working in No. 5 mine?

A No.

Q No. 2 mine?

A No. 2 mine.

Q And when you were laid off, did you obtain from the chief plant engineer, Mr. Armstrong, a letter of recommendation?

A Yes.

Q He gave it to you?

A Yes.

Q And he said, in part: "I recommend Mr. Lee as an experienced hard working maintenance engineer with particular attributes in most aspects of modern underground coal mining."

A That's correct.

Q Have you found other employment, Mr. Lee?

A Yes.

Q In what field?

A Maintenance work, in my own field but not in coal mining.

Q By whom are you now employed?

A Catalytic Enterprises.

J. Lee - Stevenson Ex.

Q Catalytic Enterprises?

A Yes.

Q At Fort Saskatchewan?

A At Dow Chemical, Fort Saskatchewan.

Q You were involved in the attempts to install long wall operations?

A That's correct.

Q And you had had experience with long wall operations?

A Yes.

Q And they weren't successful in the mines at Grande Cache?

A No.

Q Why was that, in broad terms?

A Just, I think due to the roof conditions, mainly.

Q Due to roof conditions mainly?

A Yes.

Q And were considerable efforts put in by McIntyre personnel to deal with that situation?

A Yes.

Q And you have had experience in that area yourself?

A M-hm.

Q Yes?

A Yes.

J. Lee - Stevenson Ex.

Q Now you had some responsibility for safety and maintenance in the mine itself under your particular occupation, is that correct?

A That's correct.

Q And were there any problems in carrying out your responsibilities for safety or maintenance?

A Yes, I think the pressure for coal didn't allow the time to do the job correctly.

Q Did that give difficulties to your own operations?

A Very much so.

Q In what respect?

A Well, you couldn't carry out the job as it should have been carried out.

Q Who would be your immediate supervisor when you were in charge of shift maintenance?

A Mr. Morton, my manager.

Q And did you complain to Mr. Morton about these kind of conditions?

A Too often.

Q When you were offered a job by Kaiser Steel Corporation who was it that actually approached you?

A Mr. Morton.

Q By Kaiser?

A Oh, by Kaiser?

Q Yes?

A Mr. Walter Mueller.

J. Lee - Stevenson Ex.
- Sabey Ex.

Q Had he been formerly employed by McIntyre?

A Yes.

Q In what position?

A Superintendent of Number 2 mine.

Q How long did it take you to find other employment, Mr. Lee?

A One month.

Q Did you find it through Canada Manpower or McIntyre?

A No.

Q You found it yourself?

A That's correct.

Q Mr. Lee, I am showing you a copy of the contract of employment which you signed dated the 15th of August, 1969, is that a copy of it?

A That is a copy.

Q Can we mark that as an exhibit? It will be Exhibit No. 21.

CONTRACT OF EMPLOYMENT DATED
15TH DAY OF AUGUST, 1969,
MARKED EXHIBIT NO. 21.

MR. STEVENSON:

Mr. Sabey has let me have his copy

so that I could give Mr. Lee's back. Those are the only
questions I have, Mr. Lee.

MR. CRUMP:

Mr. Sabey?

MR. SABEY:

Thank you, Mr. Crump.

MR. SABEY EXAMINES THE WITNESS:

Q Mr. Lee, you say that the pressure for coal didn't allow you
time to do your job properly?

A That is correct.

Q And in point of fact, sir, that is the difference of opinion that you referred to earlier, wasn't it, between yourself and Mr. Morton?

A Yes.

Q He felt that you could do it better and you felt you couldn't?

A Correct.

Q And that was the dispute that resulted in your being threatened to be fired sometime before you were?

A That is correct.

Q Mr. Morton felt your work was falling behind and you felt you couldn't do it because of the practices?

A That's correct.

Q Now, sir, you were offered a job in April of 1972 with Kaiser?

A Yes.

Q And these practices that we have just talked about had been going on prior to that time?

A Yes.

Q And you had been with the company for $2\frac{1}{2}$ years?

A Yes.

Q But you chose not to leave?

A I chose not to leave.

Q Now, sir, you said at the time you were offered a job with Kaiser Steel that you were offered some promotion with McIntyre?

A That's correct.

Q And you did get that, sir?

A I got that, which lasted three months.

J. Lee - Sabey Ex.

Q In point of fact, sir, in all of your job changes you at no time had a salary cut?

A No.

Q You got increases in your salary from time to time, did you not?

A That's correct.

Q You started at \$900 and ended up at \$1280 a month?

A Yes.

Q And then you were laid off at the time of the January layoff?

A That's correct.

Q Now were you laid off or did you leave, sir?

A No, I was laid off.

Q And at that time you got \$4800 --

A Severance pay.

Q Yes, and of course taxes and other things were deducted from that but the gross amount was forty-eight hundred odd dollars?

A That is correct.

Q Now, sir, excuse me just one minute. That severance pay, sir, was the equivalent of something just over three months --

A That is correct.

Q -- pay?

A Yes.

Q And it took you a month to find another job?

A Yes.

Q Now, sir, one last thing --

A After waiting a month in Grande Cache, all told it would be two months.

Q Oh I see, so it took you two months from the time you were

actually laid off?

A Yes.

Q Until you got your other job?

A That's correct.

Q The employment contract, sir, do you have -- I wonder if the witness could have a copy. This is fine, thank you. Provides that your employment would be that of shift mechanic?

A That is correct.

Q And is that the same as the job that you talked about?

A Maintenance supervisor.

Q That is the same thing?

A That's the same thing.

Q I see, thank you.

A It's just the title was changed.

Q I see. Sir, there is a provision for the company paying the full one-way fare from England plus verified expenses up to \$25 for food and lodging, you did get that, sir?

A Yes.

Q And there is, over the page, when housing is available the company will make its best efforts to arrange with the Immigration Department for the Assisted Passage Loan Fund to move the family, did that transpire?

A Yes.

Q And did the company pay the thousand dollars on behalf of moving your furniture and whatnot up to a thousand dollars in costs which you had incurred?

1-Gans-6

J. Lee, Sabey Ex.

A Yes.

Q And they paid those?

A Yes.

Q And you got -- you did buy a house there, sir?

A That's correct.

Q And you got the downpayment and the hundred dollars a month subsidy?

A That is correct.

Q Now, sir, paragraph 8 of your agreement that you signed, sir, this agreement was signed in England?

A Yes.

Q Before you came over?

A Before I came to Canada.

Q Yes, and paragraph 8 says, and I quote, sir, would you just look at it, it's the second page. You have that in front of you, sir?

A Yes.

Q "Subject to the provisions of Clause 10 hereof, either party may give to the other party written notice of his or its intention to terminate the employment arising out of this agreement, and the employment shall terminate accordingly."

A Yes.

Q And then Clause 10, sir, speaks about repaying unpaid balances of the amount paid by the company. I take it you did not have to repay any of those unpaid balances because you were there

1-Gans-7

J. Lee - Sabey Ex.
- Stevenson Re.Ex.

for more than two years?

A Yes.

Q You do agree, sir, that your contract of employment had a provision that either you or the company could terminate on written notice?

A That's correct.

MR. SABEY: I don't think I have any further questions, thank you, Mr. Lee.

MR. CRUMP: Any re-examination, Mr. Stevenson?

MR. STEVENSON RE-EXAMINES THE WITNESS:

Q Mr. Lee, Mr. Sabey asked you about the difference of opinion between yourself and Mr. Morton respecting the conditions in the mine insofar as they related to safety. What were the conditions that were giving you cause for concern? What was this dispute about?

A The lack of time to do the job for the pressure of coal again.

Q Was there any problem with supply of materials?

A Not really, no.

Q It was the pressure of time?

A That's correct.

Q Ordinarily you would require closing down some operation or other or taking some equipment out of service?

A Yes.

Q And that's where the kind of proper time arose?

A Yes.

Q Were there any problems with the cables, electric cables, things

1-Gans-8

J. Lee - Stevenson Re.Ex.
- Patching Ex.

of that nature?

A Slight problems.

Q In what respect?

A Temporary repair work.

Q What do you mean by that?

A Only doing the temporary repair.

Q And when you had this difference of opinion and ultimately were transferred to the Purchasing Department or the Warehouse Inventory Department, up until that time all of your work had been in the mine itself?

A Yes.

Q And in the reduction of inventory were you helping the other staff simply to make compilations or records of inventory?

A That's correct.

Q And that wouldn't have been part of your function previously?

A No.

MR. STEVENSON: That is all I have, thank you.

MR. CRUMP: Do you have any questions, Mr.
Patching?

MR. PATCHING EXAMINES THE WITNESS:

Q Mr. Lee, did you have enough assistance in carrying out the repair work? Was your labour force adequate for the work that had to be done?

A Yes.

MR. PATCHING: That is all, thank you.

MR. CRUMP: Mr. Graham, do you have any questions?

1-Gans-9

J. Lee - Graham Ex.

MR. GRAHAM EXAMINES THE WITNESS:

Q Yes, I would like to have perhaps a little more specific answers on the desire for the coal production. How did it affect safety, safety in the mine?

A Well, if you had a damaged cable, which could cause an ignition of gas or coal dust that should have been changed immediately.

Q In other words, instead of replacing the cable it was just temporary cables put in and spliced?

A Yes.

Q And how about the -- I understood from some of the comments made by the, some of the miners in Grande Cache that, **on** the conveyors, for example, sometimes were allowed to run past the dangerous point and they were starting to give way?

A I wouldn't say that, no.

MR. GRAHAM: I don't think I have any more questions.

MR. CRUMP: I have no questions. Thank you for coming, Mr. Lee. You may stand down.

(Witness retires.)

1-LP-1

W. E. Chomlak - Stevenson Ex.

MR. STEVENSON:

I should point out that Mr. Lee and the next witness, Mr. Chomlak, appear before this Commission in response to the advertisement that was published.

MR. CRUMP:

Thank you.

WILLIAM EDWARD CHOMLAK, sworn, examined by Mr. Stevenson:

Q Mr. Chomlak, you live in the City of Edmonton?

A That's right.

Q And understand in or about June of 1971 you took a training course offered by The Alberta Vocational Centre in connection with mining operations at Grande Cache, is that correct?

A That is right.

Q How did you learn about this program?

A Through The Journal.

Q Advertisements?

A That is right.

Q And prior to starting this course had you been regularly employed?

A That is right.

Q In what kind of work?

A At B.S. & B. and A.I.M. Steel, that is Black, Sivalls and Bryson.

Q Were those jobs that required special training?

A Well, to some extent, yes.

Q Why did you choose to follow-up this advertisement offering a course of training?

A For more permanent employment and bigger wages.

1-LP-2

W. E. Chomlak - Stevenson Ex.

Q Did you have a meeting with any McIntyre Porcupine personnel before you undertook this course of instruction?

A Yes, we had an interview at The Devonian Building with the McIntyre representatives.

Q And what did they tell you about the employment prospects after you took this course?

A That if we completed the course successfully we had employment with McIntyre, we had housing and, well, it was a given idea that the future of the job would be at least 15 years or so.

Q How long did the course take?

A Eight weeks.

Q And where was it given?

A At the Number 2 and the Number 5 Mine at the mine site, Grande Cache.

Q Did you receive some compensation while you were on the course?

A Yes, from the Alberta Government, I believe.

Q Under the Alberta Vocational Program?

A That is correct.

Q And did you complete the course?

A Yes I did.

Q And were you then employed by McIntyre Porcupine?

A Yes, we had an interview in the classroom and the people that wanted to stay on as miners stayed on and the people that didn't, well, it was up to your choice.

Q How many people took the course with you?

A Twenty-eight.

1-LP-3

W. E. Chomlak - Stevenson Ex.

Q How many stayed on?

A I believe about 24.

Q And you were then employed to work in the mine?

A That is right.

Q And what was your first work in the mine, what kind of employment?

A Timbering on a mining crew, a production crew.

Q Timbering?

A Timbering, yes.

Q And I understand that you were injured in an accident last fall?

A That is right.

Q And how did that accident take place?

A We were carrying a timber to timber up at the face, well, where they finished cutting and I fell down with this timber and that hurt my back.

Q Was there any problem that gave rise to this accident or was it just one of those things?

A The timber wasn't close enough to the working areas.

Q Was that a problem that had happened before?

A Yes it had.

Q I take it that you were then put in the hands of The Workmen's Compensation Board?

A That is correct.

Q And were you released from The Workmen's Compensation Board at the beginning of this year?

A Yes, January 2nd of '73.

1-LP-4

W. E. Chomlak - Stevenson Ex.

Q And were you told to report to McIntyre?

A That is right, I was told to report to McIntyre on January 2nd of '73.

Q And did you?

A Yes I did.

Q And were you able to go back to work for them?

A I was allowed to go back to work but not in the mine, or not for heavy work, for light duties.

Q And what resulted then when you sought to go back, when you reported back for work?

A Well, I reported to our pit boss, a Mr. Morton, and Mr. Morton asked me if I could go underground and I gave him the slip which I had from Dr. Stephenson and he looked at it and he said 'If I couldn't go underground he had no further use for me at all.'

Q So your employment was terminated?

A Yes, I got a letter in the mail from McIntyre about two or three days later with my separation paper.

Q About when was this?

A Well it was about the 7th or 8th of January.

Q Was there any other work that you could do?

A Well I imagine around the mine they must have had work I could have done.

Q At any rate, your medical certificate did restrict what you could do?

A It did restrict me from walking over rough ground and heavy lifting but that is the only restriction I had on it.

1-LP-5

W. E. Chomlak - Stevenson Ex.
- Sabey Ex.

Q What other kinds of things could you do?

A Well, you could have, there was delivery, pick up, there was to sweep the floor, there was work at the mine that has to be done that could have been done.

Q Did you get your notice of termination before the announcement was made that there was going to be a layoff?

A That is right.

Q How long before?

A About, I would say, two or three weeks before.

Q Did you maintain a home in Grande Cache?

A An apartment, yes.

Q Up until January of 1973?

A Until January 16th of 1973.

Q Those are the only questions I have.

MR. CRUMP:

Mr. Sabey?

MR. SABEY:

Thank you sir,

MR. SABEY EXAMINED THE WITNESS:

Q Mr. Chomlak, the work that you had done prior to going to McIntyre was that of a timekeeper and a first-aid man?

A Yes.

Q Now sir, your accident occurred when you were carrying a timber from the top road to the middle road, you stepped on a rock and you twisted your back?

A I stepped on a lump of coal which resulted in a fall and the timber hit me in the back and hurt my back.

Q And you were then put on compensation until January of this year?

W. E. Chomlak - Sabey Ex.

A That is right.

Q And when you went back the slip you had from Dr. Stephenson said that you were unable to undertake -- I beg your pardon, you were able to undertake light duties but unable to return to duties involving heavy lifting and bending?

A That is right.

Q In point of fact sir, the accident was on August 3rd of last year, was it not?

A That is right.

Q I don't know whether that is the fall or not in this country?

MR. STEVENSON: It could be winter.

MR. SABEY: That is my point. Thank you very much, Mr. Chomlak?

MR. STEVENSON: No re-examination.

MR. CRUMP: Thank you very much, Mr. Chomlak, for coming, you can stand down now.

MR. STEVENSON: Mr. Chairman, there are two provincial departments to hear from, our scheduling has failed and they aren't here yet. Could we take a brief adjournment and we will call them.

MR. CRUMP: We will adjourn and you will let us know when they arrive.

MR. STEVENSON: Yes.

(The Hearing stood adjourned at 10:08 this date.)

R.C. Berglund - Stevenson Ex.

(Hearing resumed at 10:17 a.m.)

MR. CRUMP:

Will you now proceed, Mr.

Stevenson?

MR. STEVENSON:

Mr. Berglund, please.

RUNO CARL BERGLUND, sworn, examined by Mr. Stevenson:

Q Mr. Berglund, you are employed by the Alberta Hospital Services Commission?

A Yes.

Q And the Alberta Hospital Services Commission is responsible for the administration and, to a large measure, the financing in respect of hospitals situate in the province, is that correct?

A That's correct.

Q And what is your position?

A I'm the Commissioner for Finance.

Q And was the Commission involved in the setting up of the hospital at Grande Cache?

A Not the Commission, itself. The hospital came into being under the old Hospital Services Section of the department, which we assumed in April of 1971. It's really a continuing operation.

Q I understand. And I gather that the hospital, itself, was administered by and is administered by a Board?

A Yes.

Q And that Board consisted of initially some persons appointed by the government to fill that position and it is now an ordinary Hospital Board?

A That is correct.

Q And the hospital was constructed through the Board, but in

R.C. Berglund - Stevenson Ex.

Q (Continued) conjunction with or under your department's supervision insofar as costs were concerned, is that correct?

A Yes.

Q Now, there is a hospital at Grande Cache. Can you tell us, from your records, the total cost of the hospital in its initial construction?

A The total cost of the hospital, including the land and service improvements comes to one million eight thousand six hundred and sixty-two dollars.

Q That is land, building, and equipment, certain classes of equipment, is that correct?

A Yes, architect's fees and it includes the nurses' residence.

Q There is a nurses' residence?

A Yes.

Q Now, the land cost is given as \$75,323. That was the price that the Hospital Board, and the Commission indirectly, paid for the land and improvements, including the contribution towards the servicing of the land, is that correct?

A Yes, that would have been negotiated through the Town.

Q The land was acquired from the Town?

A From the Town.

Q Yes, and we have had evidence that the Town took a contribution from you, or from the Hospital Board, of part of the cost of the improvements and donated part of the cost of improvements?

A The Commission did assist in the costs of the improvements in the amount of \$25,000.

Q That's right. So that the cost of the land alone was

Q (Continued) \$50,323. Now, how is that cost, how was that cost met?

A This statement indicates the financing of the hospital, nursing home, and site improvements. This breakdown indicates that, in the first instance, the province assumed responsibility for debentures in the amount of \$550,000. There's a --

Q Now, if we stop for a moment, as I understand the way that these operations are financed, the hospital issues a debenture and then the Hospital Services Commission meets the charges on that debenture, is that correct?

A That's correct, we meet those yearly.

Q So that in connection with this hospital, you issued debentures, or the Board issued debentures of \$550,000, which is money that the Board, in theory, owes to the Alberta Municipal Financing Corporation and as those debentures come due, they are paid by the Alberta Hospital Services Commission?

A That's right, an annual payment of \$56,018.71.

Q How long is the period of the debenture?

A Twenty years.

Q Then there was also a grant from McIntyre Porcupine Mines Limited of \$250,000, is that correct?

A Yes, that's right.

Q Was that a negotiated figure or a donation as far as your records show?

A It was contribution made by the mine for the development of hospital facility in the townsite.

Q As an outright grant or gift?

A Yes.

R.C. Berglund - Stevenson Ex.

Q And the province made in addition contributions of \$59,127 for architect's fees, \$25,000 as a special payment, \$17,000 for final settlement on construction, and \$55,000 the building services equipment?

A That's right, that's the subtotal of the cash contribution of the province.

Q Then there was an indication that there was another \$23,079 from other sources. What would that be?

A Oh, there was some miscellaneous donations and bits and pieces. I didn't analyze it.

Q So that the provincial contribution was \$156,740?

A That's the cash contribution, yes.

Q Plus the assumption of the debentures of \$550,000?

A That's right.

Q And the debentures went on repayment in what year?

A The first payment was made in 1970, October, 1970.

Q And that payment was the amount you've indicated, \$56,018.71?

A It's in two debentures actually, some due in October and some in December, but the total yearly commitment is that, 56.

Q And that has a 20 year pay-out as you've told me?

A Yes.

Q Then as far as the operating costs of the hospital are concerned, how are those met?

A At the present time the government policy is for the Hospitals Commission to meet what we've referred to as the last dollar of operating costs. In other words, we will pick up 100 per cent of the operating costs of the hospital system in the province, and this is applicable to 1972 and 1973, --

R.C. Berglund - Stevenson Ex.

Q And that is --

A -- with the result that you will see here that there's a blank in the provincial contribution.

Q All right, the present policy of the government is that the Hospital Services Commission meets a hundred per cent of the operating costs of the hospital?

A Yes.

Q And that is true in 1973 and in 1972?

A Yes.

Q Now, prior to 1972, provincial support was calculated on another basis?

A Yes, it was policy to leave a certain small portion of the operating costs with the hospitals.

Q With the hospital, itself?

A With the Hospital Board, yes, to be raised by acquisition.

Q Now, in the year 1970, the provincial support, and that would be the first year of operation of a hospital, the provincial support amounted to what?

A 1970, it was very nominal, \$16,920.

Q And in 1971?

A \$214,649.

Q And in 1972?

A \$224,022.

Q And in 1973?

A It's budgeted at \$261,834.

Q And is it anticipated that the operations will cost in the order of 250 to \$260,000 a year from now on?

A There will be a pattern of escalation, but you could accept

2-HG-6

R.C. Berglund - Stevenson Ex.

A (Continued) that as a base.

Q And in the year 1970, the provincial support amounted to \$16,920 and there is shown municipal grants of \$23,500. What would the source of that be?

A That would be from the Town of Grande Cache. I would imagine that's the --

Q -- hospital --

A -- working capital.

Q And in 1971, the municipal grant was 78,000?

A Yes.

Q Did that come directly from the municipal district or the Town, as the case may be?

A Yes.

Q It appeared that there were, that there was an accumulated deficit in 1971 of \$91,200 -- pardon me, there was a surplus at that point, and how was the surplus dealt with?

A It was just left for the hospital and taken into account in determining their support for the next year.

Q And there was a slight surplus --

A A slight deficit.

Q -- a slight deficit carried into 1973?

A Which deficit will be picked up by the province under the tax reduction municipal plan.

Q So, in any event, from this point forward, the annual costs will be met by the Hospital Services Commission?

A Yes.

Q And in 1973, the gross cost was 342,000, or is estimated to be 342,000 and the outpatient revenue of 52,900?

R.C. Berglund - Stevenson Ex.

A Yes. That's the significant figure. Now, there's another significant figure here of additional support in 1970 when there's a temporary hospital operated.

Q And what was that contribution?

A The contribution towards the temporary hospital totalled \$20,960 and there was what we call pre-opening expenses, which we picked up, totalling \$23,677.

Q So that in addition to the figures you have given us, the province also contributed \$44,638 to the temporary hospital and pre-opening costs of the hospital operations?

A Yes.

Q And that was direct provincial investment as well?

A Yes.

Q Is there any further capital contribution contemplated by the province to the hospital?

A No, we don't anticipate any capital construction in that area for some time.

Q Is there also an investment in equipment that hasn't been reflected so far in your answers?

A Yes, the province has provided capital equipment totalling \$82,064.

2-Gans-1

R.C. Berglund - Stevenson Ex.

Q How does that come about, Mr. Berglund?

A The initial equipping of the hospital is the responsibility of the province, and these are the items of equipment --

MR. CRUMP: Mr. Stevenson, have the witness speak up so we may hear as well.

MR. STEVENSON: Would you speak up, Mr. Berglund.

A I am sorry.

Q MR. STEVENSON: The answer was that that is the provincial investment in the initial equipment, is that correct?

A That's right.

Q And from this point on the entire operation under the present legislation is provincial responsibility or Alberta Hospital Services Commission's responsibility?

A Yes, with some minor local responsibility in a number of capital items.

Q How do they raise their income to meet any additional expenditures, Mr. Berglund?

A By requisition on the participating municipalities. In this case the Town.

Q By a direct tax levy?

A That's right.

Q And that would be money that would come in then from the municipality into the budget?

A Yes.

Q And is there some budget this year for municipal contribution,

R. C. Berglund - Stevenson Ex.

do you know?

A To my knowledge, no.

Q And there is some out-patient revenue?

A Yes.

Q And some charge made to patients, is there?

A There is a nominal charge made to in-patients of \$5 on the day of admission.

Q And that's under the present system of operation?

A That's right.

MR. STEVENSON: Those are the only questions I have,
Mr. Berglund.

Q MR. STEVENSON: Is the Alberta Hospital Services
Commission obliged to maintain the hospital's operating
expenditures now under the existing legislation?

A Yes.

Q And can those costs be significantly reduced, the budget be
significantly reduced by a reduction in the patient load?

A Not significantly because there is certain ongoing costs
regardless of the utilization, but certainly if the patient
load is very light there will be a cost reduction effected.

Q But there is a substantial amount of the cost met simply in
maintaining and operating the hospital?

A That's right.

MR. STEVENSON: Those are the only questions.

MR. CRUMP: Mr. Sabey, have you any examination?

MR. SABEY: No, thank you, Mr. Crump.

2-Gans-3

R. C. Berglund - Patching Ex.

MR. CRUMP:

Mr. Patching?

MR. PATCHING EXAMINES THE WITNESS

Q Perhaps I could ask how much additional cost was involved because of the burning of the original hospital?

A I am not aware of any amounts there because that was during the construction period, and the contractors responsibility. As far as the Province is concerned we did not incur any additional costs because of the fire. We operated the temporary hospital for a longer period, which I have already covered.

MR. CRUMP:

Mr. Graham, do you have any

questions?

MR. GRAHAM:

That was the question I was going to ask.

MR. CRUMP:

And I was also, Mr. Graham. I think that completes the testimony for this morning. Thank you very much for coming, and you may stand down.

(Witness retires.)

MR. STEVENSON:

I understand that the hospital fire, to which there is reference to in the information study, occurred before the building was turned over to the Province.

Mr. McColl does not appear to have arrived yet and was supposed to be here on behalf of the Alberta Housing Corporation. I am sorry to impose upon you but can we call you as soon as he comes in. He was, I understand --

MR. CRUMP:

You seem to be having witness

trouble this morning.

MR. STEVENSON:

All kinds of it.

MR. CRUMP:

We will stand adjourned until the
next witness shows up.

2-LP-1
D. McColl - Stevenson Ex.

(The Hearing commenced at 11:50 a.m.)

MR. CRUMP: Thank you, Mr. Stevenson, would you proceed?

MR. STEVENSON: Mr. McColl, please, I am sorry for the delay, we had expected Mr. McColl at 11:30.

DOUGLAS McCOLL, sworn, examined by Mr. Stevenson:

Q Mr. McColl, I understand that you occupy the position as Executive Vice-President of The Alberta Housing Corporation?

A That is correct.

Q And Alberta Housing Corporation is a provincial Crown corporation, is that correct?

A That is correct.

Q And how long have you been with Alberta Housing Corporation?

A About six years.

Q And I understand you started as an appraiser with that corporation and then became Assistant Executive Director and now the position that you occupy?

A Yes.

Q And that your background is in appraisal, having been with the Alberta Assessment Authorities?

A That is correct.

Q Now, Alberta Housing Corporation has certain investments in the Town of Grande Cache, I understand?

A Yes we do.

Q And when did Alberta Housing Corporation first become involved in the provision of any services or investment of any

2-LP-2

D. McColl - Stevenson Ex.

Q (continued) provincial monies in the Town?

A In 1969.

Q And what was that in connection with?

A First it was the provision of staff housing units for government staff employees.

Q I understand among other things, Alberta Housing Corporation's terms of reference and its policy operations involve the Corporation in providing staff housing for government employees?

A That is correct.

Q This is done in other communities, is it?

A Yes it is, throughout the province.

Q And what kind of staff housing were you consulted or asked to provide?

A We were asked to provide 13 units of single family residences.

Q And where would this request come from?

A From the various departments.

Q And did you provide 13 single family dwellings?

A Yes we did.

Q At what cost?

A May I check my note?

Q Yes, please?

A A total capital cost of \$357,000.

Q Now, of those units are they all rented to government employees?

A No, all but four are rented to government employees.

Q And to whom are the four rented?

A Private citizens.

Q Are any of the rents that are being charged subsidized?

2-LP-3

D. McColl - Stevenson Ex.

A To government staff employees by The Alberta Housing Corporation?

Q There is some subsidy?

A Yes, there is.

Q Now, I gather that of the four houses that are not used by government employees they are rented at a rate of \$175 a month?

A Yes they are.

Q And is that an economic rent?

A Yes it is.

Q Based on the return of your investment?

A Based on the return of our investment.

Q And of the ones that are rented to provincial government staff, I gather that there are subsidies varying anywhere from twenty to sixty dollars a month, approximately?

A Yes, they are.

Q Was it originally intended that all 13 be provided for government staff?

A Yes it was. The four that were rented to private citizens is a result of government departments not requiring them at the time they were available for occupancy.

Q Had it been intended that all 13 would be required for government staff?

A Yes it was.

Q The subsidy that is provided by Alberta Housing Corporation, is this a matter of provincial policy?

A Yes, it is due to the scaling of rents according to incomes, location and other factors pertaining to the unit itself.

Q And this is true throughout the province?

A Yes it is.

Q And I gather that this subsidy is presently under review by the government?

A Yes, the entire system of staff housing.

Q And those subsidies relate, at least in part, to the income of the employee?

A Yes they do.

Q Where did the request for the 13 units come from or how was it channelled to you?

A Channelled from the various departments that anticipated requiring housing.

Q Was that done through the Grande Cache Coordinating Committee?

A I am not certain at this point whether it would be direct from the departments concerned to The Alberta Housing Corporation.

Q I understand that in addition The Alberta Housing Corporation has built three four-plex units and one 12 suite apartment in Grande Cache, is that correct?

A Yes we have.

Q Who were the four-plexes built for, or how did you come to build them?

A This was at the request of the Administration of the Municipality pertaining to the need for housing for various civic employees and others that they required for their own staff housing. The housing shortage at the time dictated the amount of housing and the type of housing was primarily the responsibility of the

2-LP-5

D. McColl - Stevenson Ex.

A (continued) Housing Corporation and the complex was then leased to the Town at an annual rent.

Q Were the three four-plexes and the 12 suite apartment all rented to the Town?

A Yes they were.

Q And at what time was this request made, what year?

A 1969.

Q And is this part of the normal practice of The Alberta Housing Corporation to provide this kind of assistance?

A No, but we have the authority to do it through our Act and where a housing shortage is critical, as it was at that time. It is conceivable that Alberta Housing would be the authority to go in and assist.

Q That is, it is within your terms of reference?

A Yes, it is.

Q And the request was put forward on the basis of a housing shortage in 1969 or thereabouts?

A Yes.

Q Do you have the time the request was made, Mr. McColl, can you tell me that?

A I don't believe that I would have the exact date.

Q And the rent to the Town is on a net lease basis, I understand?

A Yes it is.

Q How much is The Alberta Housing Corporation's investment in those units?

A The capital cost of land and buildings was approximately

2-LP-6

D. McColl - Stevenson Ex.

A (continued) \$400,000.

Q Which was paid for by Alberta Housing Corporation?

A That is right.

Q And these units belong to Alberta Housing Corporation?

A Yes they do.

Q And is the whole -- are all of these units rented to the Town, or just part of them, I am sorry?

A No, all of them are rented to the Town.

Q All right, and your annual rental is, I understand, \$47,620?

A This is correct.

Q And that will pay out the construction in a ten-year period, approximately?

A It is based on an amortization of twenty years.

Q I see, I understand that they also built a 12-suite apartment in the Town of Grande Cache?

A Yes we did.

Q How did that come about?

A Through the request of and discussions with the Administration of the Municipality. It was felt that in view of the lack of apartments and lack of private enterprise wishing to invest in apartments for subsidiary commercial enterprise that may be caused by the plant, that housing was needed.

Q I understand that that 12-suite apartment cost \$165,000?

A That is correct.

Q And when was the request made for that?

2-LP-7

D. McColl - Stevenson Ex.

A 1970.

Q Did you do a need study at that time to justify that expenditure?

A Yes we did.

Q And were you satisfied that there was then an economic need for the apartment?

A Yes we were.

Q Where did you get the information as to the need, would that have been through the Town or the Grande Cache Coordinating Committee or what, do you know?

A We had some discussion with the Town officials as well as discussions with private businesses in the Town at that time as to the employees concerns with not having adequate accommodation.

Q Again, is this a usual investment of the Corporation?

A No this would be again to assist in alleviating what may develop into a serious housing crisis.

Q And at the time you were requested to do this was The Alberta Housing Corporation satisfied that there was a serious housing shortage?

A Yes we were.

Q And at that time was the construction phase in the Town over, were you looking at this as a long-range proposition or as a short-range proposition?

A We were looking at it primarily as a short-range proposition.

Q For what length of time did you feel you would be providing this?

A From five to ten years.

2-LP-8

D. McColl - Stevenson Ex.

Q And is that apartment fully occupied?

A It is occupied with the exception of three vacancies which occurred last month.

Q And the rental of these units is not restricted to government or municipal employees?

A No it isn't.

Q And you rent it at a market rent?

A Yes we did.

Q At rates varying between 155 and 190 dollars per month?

A That is correct.

Q And have you made any study or investigation of the current market conditions in Grande Cache with respect to the rental of those units?

A At the time?

Q Now?

A No, we haven't at this time.

Q At the time you did?

A Yes we did.

Q And you were satisfied there was a market for these units?

A That is right.

Q Was there any contact according to your information with McIntyre Porcupine in connection with the need study for that unit?

A Only to the respect to the information as passed through the Coordinating Committee of Grande Cache and through it to the Municipality.

2-LP-9

D. McColl - Stevenson Ex.

Q And what was that information?

A That would be general information on plant hirings and anticipation of incoming people.

Q Did you have population projections or employment projections?

A I believe that these were conveyed through the Coordinating Committee although I am going by recall on this.

Q And was there an indication of a certain stability in the mining employment being achieved at some point or another?

A There appeared to be at that time.

Q Did you have any actual figures given to you that you can recall?

A I don't recall them?

Q But this kind of inquiry was made?

A Yes.

Q What was the Grande Cache Coordinating Committee?

A It was a grouping of government departments and representatives from McIntyre Porcupine and various departments which met on a regular basis to determine various problems in the association of the development of Grande Cache and anything pertaining to that.

Q This was, I gather, a special committee set up which functioned primarily within government during the development of the Town?

A Yes.

Q And was The Alberta Housing Corporation represented from time to time?

A Yes we were.

Q Did you go from time to time?

2-LP-10

D. McColl - Stevenson Ex.

A Yes.

Q And this would contain representatives of the Town, various government departments, McIntyre Porcupine, Associated Engineering, organizations of that type?

A Right.

Q And I take it among the departments involved were Highways, Health and Social Development, Attorney General, Public Works?

A Yes.

Q Were these large meetings?

A Very large.

Q Sometime in the order of 30 representatives present?

A I believe that would be a fair estimate.

Q Now, you also made a loan in the Town of Grande Cache for the construction of a 24-suite apartment, is that correct?

A Yes we did.

Q And that is on a mortgage?

A That is on a mortgage basis.

Q And again is this something that is within your usual type of operation?

A Yes it was, or it is.

Q Would it have to be justified on the basis of a housing shortage?

A Yes, there would have to be an indicated need for it at the time the loan was committed.

Q I understand that loan was in the amount of \$289,275?

A That's correct.

Q And at the time it was committed the interest rate was eight and three-quarter per cent?

A Right.

Q Is that the current rate for your Corporation?

A Yes it is.

Q When was the commitment made to the developer?

A In 1971, late '71.

Q Late 1971?

A Right.

Q And again ---

A Pardon me, excuse me, late 1972.

Q Yes, late 1972, and again, did you make any investigation of the market situation for that apartment?

A Yes we do. We do an appraisal of the housing situation at the time prior to committal.

Q And this is late 1972?

A Right.

Q And were projections provided to you as to the market for apartment dwellings at that time?

A Yes, there were projections given both by the applicant and through our appraisal.

Q Through your own Department?

A Right.

Q And in your own Department was that projection based on the prospect or, can you tell me this, whether it was based on the prospect of the mine employment remaining stable?

A Yes it was.

Q Were any investigations made or any inquiries made by your Department directly of McIntyre Porcupine?

A I am not certain of that. We do an appraisal of the situation which may take in many aspects.

Q I take it that the primary function of Alberta Housing Corporation in its day-to-day operations is to alleviate housing shortages?

A Yes it is.

Q Has the mortgage been advanced?

A It has not been advanced. No monies have been advanced to date. The construction is advanced to about 79 per cent.

Q Are you committed to finance, as far as you are concerned?

A Yes we are.

Q Had you made any commitments prior to the announcement of the McIntyre Porcupine layoff?

A We had made the loan commitment.

Q Did you reconsider it?

A Yes we did but the contractor had, or the developer, was under-way.

Q So it is your intention to proceed at the moment?

A We had no option, the mortgage was registered.

Q What period would it be amortized over?

A I don't have it specifically but as a rule it is 20 years.

Q Has Alberta Housing Corporation any further investment in the

2-LP-13

D. McColl - Stevenson Ex.

Q (continued) Town other than this, Mr. McColl?

A No we don't.

Q Was any consideration given at any time to taking a guarantee of The Alberta Housing Corporation's obligations in providing the services for financing that it provided?

A Not to my knowledge.

Q I understand that you have some knowledge of the situation at The New Town of Fort McMurray?

A Yes we do.

Q And I understand that in that situation there has been some arrangement made under which Central Mortgage and Housing Corporation is requiring the industry there to guarantee the obligations of Central Mortgage and Housing Corporation in providing facilities, is that correct?

A Yes, there is.

Q Your policy and practice has not been to do that?

A No it hasn't.

Q And does your Corporation object to that policy, do they have reasons for not following that policy?

A We do at this time.

Q Basically what is the objection to that kind of a policy?

A It can deter development.

Q In what way?

A In respect to other developers coming in and not being able to get the guarantee of the one industry that may happen to be located there.

2-LP-14

D. McColl - Stevenson Ex.
- Sabey Ex.

Q You mean it ties it too close to the industry or do you mean gives them a monopoly situation?

A It gives them a bit of a leverage with regard to development in the community.

Q Has the Corporation done any study of the difficulty of its operations in one industry towns or single industry towns?

A No, we are very young in the mortgage field.

Q Has there been a Provincial Planning Board study or Provincial Planning study of that kind of problem to your knowledge?

A Not to my knowledge.

Q Those are all the questions I have, Mr. McColl; there will be some more.

MR. CRUMP: Mr. Sabey, have you any examination?

MR. SABEY: Just one moment, sir.

MR. CRUMP: Surely.

MR. SABEY EXAMINED THE WITNESS:

Q Mr. McColl, your comments about the guarantees or lack of guarantees on this housing, you are not talking about private housing, you are only talking about these particular apartments that you spoke to us about?

A In the case of Fort McMurray they are both on --

Q No, I am sorry, Grande Cache?

A Grande Cache. The guarantees at Grande Cache, I have some knowledge that there were guarantees given but other than that --

Q But, sir, when you said earlier that there were no guarantees

2-LP-15

D. McColl - Sabey Ex.
- Stevenson Ex.
- Patching Ex.

Q (continued) given on these items, you were referring to the specific apartments of which you previously spoke?

A That is right.

Q Thank you.

MR. STEVENSON: Sir, could I ask one further question?

MR. CRUMP: Go ahead.

MR. STEVENSON FURTHER EXAMINED THE WITNESS:

Q Mr. McColl, do you recall that the demand, whether or not the demand for the 12-suite apartment that you built and used as a general one, arose as a result of private individuals not connected with McIntyre but being required to vacate McIntyre premises?

A At the time, yes, this was a problem that was raised by the Administration inasmuch as employees were coming in for the purposes of the McIntyre Plant and ancillary commercial, in the Town, employees were living in existing apartments that McIntyre had and they would have to be moved somewhere. This was one of the prime needs on the basis on which we went into the second apartment.

Q Thank you.

MR. CRUMP: Mr. Patching, have you any questions of the witness?

MR. PATCHING EXAMINED THE WITNESS:

Q I wonder if Mr. McColl can tell us if the Housing Corporation has any funds in the development of the trailer camps at Grande

2-LP-16

D. McColl - Patching Ex.
Crump Ex.

Q (continued) Cache?

A No we don't.

Q Do you know of any other public agency that does have money in these?

A No, I am not aware of any.

Q That is all I have.

MR. CRUMP: Mr. Graham?

MR. GRAHAM: No, I have no questions.

MR. CRUMP EXAMINED THE WITNESS:

Q Mr. McColl, just a question or two in regard to the Grande Cache Coordinating Committee, was this below the ministerial level?

A To my knowledge, yes.

Q You attended some of the sessions?

A Yes I did.

Q At a fairly senior governmental employee level?

A I would say so, yes.

Q Do you know if they had any system of alternates for when a man couldn't attend? Could you attend in that capacity or to advance special information?

A We had alternates within our organization to attend, I am not certain that it was a requirement of the Committee and we attended to input special housing information.

Q And who was the Chairman of the Committee, Mr. McColl?

A I don't recall.

2-LP-17

D. McColl - Crump Ex.

MR. CRUMP: Well, thank you for coming, Mr.,
McColl; you may stand down.

MR. STEVENSON: This is the last witness.

MR. CRUMP: The last witness for the day; then
gentlemen, we will adjourn until 9:30, Monday morning, June
25th, in these quarters.

MR. STEVENSON: Thank you, sir.

(The Hearing adjourned at 12:15 p.m.)

